

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings Jan. 6, 1949

January 6, 1949  
Planning Office  
City Hall Annex  
Lansing, Michigan.

In the absence of the Chairman, the regular meeting of the City Plan Commission was called to order by Commissioner Munyon at 7:30 P.M.

### ROLL CALL

Present—Comm. Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, and Teel.  
Absent—Comm. Boucher.  
Ald. Helms and Reed (Council Committee)

The Proceedings of December 2, 1948, were approved as printed.

Chairman Mills arrived.

It was moved by Comm. Munyon, supported by Comm. Teel, that we recommend to the City Council that the petition by John LaLonde to rezone Lots 194, 195, and 196, City Park Sub., from "B" One-family Residential District to "D-M" Multiple Dwelling District be not granted because this would be spot zoning, and that we further recommend that the City Attorney write a letter to Mr. LaLonde directing him to comply with the Ordinance within 90 days, otherwise necessary legal action will be taken.

Adopted by the following vote:

Yeas—Leadley, Manz, Mills, Munyon, Stebbins, and Teel—6.  
Nays—None.

It was moved by Comm. Munyon, supported by Comm. Stebbins, that the petition by Floyd C. Bailey to rezone Lots 77 and 78, Foster Farm Add., from "B" One-family Residential District to "F" Commercial District be tabled until the next meeting.

Motion Carried.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that the petition by William C. McGowan for a Home Occupation permit at 1023 S. Pennsylvania Ave. for filing saws be GRANTED.

Adopted by the following vote:

Yeas—Leadley, Manz, Mills, Munyon, Stebbins, and Teel—6.  
Nays—None.

It was moved by Comm. Munyon, supported by Comm. Leadley, that we recommend to the City Council that the petition by Morris Silverman and Harry Silverman to rezone Lot 24, Blk. 3, Lansing Improvement Co.'s Add. (819 Hickory St.) from "C" Two-family Residential District to "H" Light Industrial District be GRANTED, provided that 5 ft. on the N. ends of Lots 21, 22, 23, 24, 25, and 26, Lansing Improvement Co.'s Add., be deeded to the City for alley purposes, and that Lots 21, 22, and 23, Lansing Improvement Co.'s Add., be also rezoned from "C" Two-family Residential District to "H" Light Industrial District.

Adopted by the following vote:

Yeas—Leadley, Manz, Mills, Munyon, Stebbins and Teel—6.  
Nays—None.

Commissioners Crego and Oswald arrived.

It was moved by Comm. Stebbins, supported by Comm. Teel, that we recommend to the City Council that the petition by Frank G. Nosal, William F. Cairns, and Zella Huffman to rezone Lots 10, 11, 12, 13, 14, 15, and 16, Rockford Sub., (400 Blk. W. Mt. Hope Ave.) from "C" Two-family Residential District to "I" Heavy Industrial District be not granted because there are no plans at present for its development.

Adopted by the following vote:

Yeas—Leadley, Manz, Mills, Crego, Oswald, Stebbins, and Teel—7.  
Nays—Munyon—1.



It was moved by Comm. Stebbins, supported by Comm. Teel, that we recommend to the City Council that the petition by Hyma, Bryant, Hyma, Inc., to rezone the S.  $\frac{1}{2}$  of Lot 2, Blk. 41, and the N.  $\frac{1}{2}$  of Lot 3, Blk. 41, (1025 N. Washington Ave.) from "D" Apartment District to "E" Apartment-Shop District be not granted because this would be spot zoning, and the balance of the property owners in the block desire the block to remain in its present zoning classification.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

It was moved by Comm. Teel, supported by Comm. Stebbins, that the proposal to amend the definition of Home Occupation of the Zoning Ordinance be tabled until the next meeting.

Motion Carried.

Combined wholesale and retail use was again discussed and no action was taken.

The overall downtown alley program sketch was discussed and tabled for further study.

It was moved by Comm. Stebbins, supported by Comm. Crego, that a meeting be arranged between the City Plan Commission, the Board of Appeals, and the City Attorney.

Motion Carried.

It was moved by Comm. Crego, supported by Comm. Teel, that the Secretary advise the Park Department of our agreement with their thinking regarding their program in the flood area, and that a recommendation will be forthcoming at the appropriate time.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

Commission adjourned at 10:55 P.M.

Respectfully submitted,

CITY PLAN COMMISSION,

Victor G. Leyrer,

Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings Feb. 3, 1949

Planning Office,  
City Hall Annex  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

### ROLL CALL

Present—Comm. Boucher, Crego, Mills, Munyon, Leadley, Oswald, Stebbins, and Teel.

Aldermen Helms, Lucasse, and Reed (Council Committee).

Absent—Comm. Manz.

The proceedings of January 6, 1949, were approved as printed.

It was moved by Comm. Munyon, supported by Comm. Oswald, that Comm. Mills be elected as Chairman of the Commission for the term of one year.

Carried, 6 yeas; 1 nay.

It was moved by Comm. Munyon, supported by Comm. Stebbins, that Comm. Boucher be elected as Vice Chairman of the Commission for the term of one year.

Carried, 6 yeas; 1 nay.

It was moved by Comm. Leadley, supported by Comm. Crego, that the Planning Director be elected as Secretary of the Commission for the term of one year.

Carried, 7 yeas; 0 nays.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that we recommend to the City Council that the petition by Floyd C. Bailey to rezone Lots 77 & 78, Foster Farms, Add. (2300 Blk. E. Saginaw St.) from "B" One-family Residential District to "F" Commercial District be not granted. The rezoning of this property would be spot zoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—7.

Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that we recommend to the City Council that the petition by C. J. Hursh to rezone Lots 9 & 10, Barnes and Rouse's Sub. of Lots 18, 19, 20, & 21, of Blk. 27 (624 W. Saginaw St.) from "C" Two-family Residential District to "D" Apartment District be granted, and that Lots 8 & 11, Barnes and Rouse's Sub. of Lots 18, 19, 20, & 21, of Blk. 27, and the S. 132 ft. of Lot 10, Blk. 3, O. F. Barnes Sub. on Blk. 27, and Lots 7 & 8, Blk. 59 (600 Blk. W. Saginaw St.) be also rezoned from "C" Two-family Residential District to "D" Apartment District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—7.  
Nays—None.

Comm. Teel arrived.

It was moved by Comm. Leadley, supported by Comm. Teel, that the petition to rezone Shepard St. between the C. & O. tracks and the Grand Trunk tracks, from "B" One-family Residential District to "D-M" Multiple Dwelling District be tabled until the next meeting.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Teel—6.  
Nays—Boucher and Stebbins—2.

It was moved by Comm. Stebbins, supported by Comm. Teel, that we recommend to the City Council that the petition by Frank G. Nosal, William F. Cairns, and Zella Huffman to rezone Lots 10, 11, 12, 13, 14, 15, & 16, Rockford Sub. (400 Blk. W. Mt. Hope Ave.) from "C" Two-family Residential District to "I" Heavy Industrial District be not granted because there are no plans at present for its development.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.



It was moved by Comm. Stebbins, supported by Comm. Teel, that the petition by George E. Banghart to rezone unzoned property com. at S.E. corner of Lot 32, Banghart Sub., thence N. 457.84 ft. to the S.E. corner of Lot 35, B. L. Bates-Jackson Sub., thence E. 50 ft., thence S. 457.84 ft., thence W. 50 ft. to point of beginning (between Banghart and Bates Sts.) be tabled for one month.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

It was moved by Comm. Leadley, supported by Comm. Teel, that the meeting be recessed for an informal discussion with representatives of the Park Board.

Motion carried.

After considerable discussion with the Park Board, Chairman Mills again called the meeting to order.

It was moved by Comm. Stebbins, supported by Comm. Teel, that the petition to rezone Lot 7, Assessor's Plat No. 1 (S.E. corner N. Pennsylvania Ave. & Jerome St.) from "D-M" Multiple Dwelling District to "F" Commercial District, be tabled until the next meeting.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Oswald, Stebbins, and Teel—6.  
Nays—Boucher and Munyon—2.

It was moved by Comm. Stebbins, supported by Comm. Oswald, that we recommend to the City Council that the petition by Alfred A. Lenz to rezone Lots 3 & 4, Randall's Sub. on Blk. 230, (700 Blk. Beech St.) from "D" Apartment District to "F" Commercial District be not granted because this would be spot zoning. A study of this entire area will be in order when the relocated Cedar St. is completed, and the extent of private ownership is determined.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

It was moved by Comm. Boucher, supported by Comm. Stebbins, that we recommend to the City Council that the petition by Alonzo Hammond (B. T. Fuller, agent) to rezone Lots 1 & 2, Blk. 7, Assessor's Plat No. 28, (1600 Blk. S. Pennsylvania Ave.) from "B" One-family Residential District to "D" Apartment District be not granted, because such rezoning would be spot zoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Mills, Stebbins, and Teel—5.  
Nays—Leadley and Munyon—2.

It was moved by Comm. Stebbins, supported by Comm. Crego, that we recommend

to the City Council that the definition of Home Occupation under Section 1 of the 1947 Zoning Ordinance be amended to read as follows:

**Home Occupation:** Any occupation or profession carried on by member of a family, residing on the premises, in connection with which there is used no sign other than one non-illuminated name plate which is not more than one square foot in area, attached to the building entrance; provided that no commodity is sold upon the premises; provided that no person is employed other than a member of the immediate family residing on the premises; provided that no equipment is used except such that is used normally for purely domestic or household purposes; and that no display pertaining to such occupation be visible from the street; and provided that not over twenty-five (25%) per cent of the total actual floor area of any story is used for home occupation or professional purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Stebbins, and Teel—7.  
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Crego, that we recommend to the City Council that paragraph 8 of "Section 3, Use Regulations" of the 1947 Zoning Ordinance be amended to read as follows:

(8) Home occupations, AS DEFINED HEREIN, and accessory buildings and uses customarily incident to the above uses including a private garage. Any accessory building that is not a part of the main structure shall be located not less than sixty (60) feet from the front lot line.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Stebbins, and Teel—7.  
Nays—None.

Chairman Mills appointed Commissioners Boucher, Munyon, and Teel, as a Budget Committee, with the instructions to have the proposed 1949-50 Budget ready for consideration at the next meeting.

It was agreed, if possible, to meet with the Board of Appeals on Thursday, February 17, 1949, at 7:30 P.M.

The meeting was adjourned at 11:00 P.M.

Respectfully submitted,

CITY PLAN COMMISSION,

Victor G. Leyrer,  
Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings March 4, 1949

March 4, 1949,  
Planning Office,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P. M.

### ROLL CALL

Present: Commissioners Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Alderman Reed (Council Committee).

Absent: Commissioner Oswald.—1.

Aldermen Helms and Lucasse (Council Committee).

The proceedings of February 3, 1949, were approved as printed.

It was moved by Commissioner Teel, supported by Commissioner Stebbins, that the petition by George E. Banghart to rezone unzoned property com. at S.E. corner of Lot 32, Banghart Subd., thence N. 457.84 ft. to the S.E. corner of Lot 35, B. L. Bates-Jackson Subd., thence E. 50 ft., thence S. 457.84 ft., thence W. 50 ft. to point of beginning, (between Banghart and Bates Streets) be referred to the Planning Engineer, the City Engineer, and Mr. Friedland to work out Plan No. 2 in writing, and report at the next meeting.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.  
Nays—None.

It was moved by Commissioner Teel, supported by Commissioner Stebbins, that the petition to rezone Shepard Street between the C. & O. tracks and the Grand Trunk tracks, from "B" One-family Residential District to "D-M" Multiple Dwell-

ing District be tabled to make an effort to secure a petition from the people in the effected area for "C" Two-family Residential zoning.

Motion lost by the following vote:

Yeas—Boucher, Stebbins, and Teel.—3.  
Nays—Crego, Leadley, Manz, Mills, and Munyon.—5.

It was moved by Commissioner Munyon, supported by Commissioner Leadley, that we recommend to the City Council that the property on Shepard Street between the C. & O. tracks and the Grand Trunk tracks, be rezoned from "B" One-family Residential District to "C" Two-family Residential District.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, and Munyon.—5.  
Nays—Boucher, Stebbins, and Teel.—3.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that we recommend to the City Council that the petition to rezone Lots 1 and 2, Rosedale Subd., and Lots 1, 2, and 3, North Highland Park Subd. (1200 blk. W. Willow) from "A" One-family Residential District to "F" Commercial District be not granted. There is a sufficient amount of commercially zoned property to serve this area, and the property owners in the neighborhood object to the rezoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.  
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that the petition by H. S. Turner and L. B. Ayres to rezone Lots 5, 6, 7, 8, and 9, Blk. 3, Replat of Blks. 17, 21, 22, and Lots 35 to 72 of Blk. 30, Elmhurst Subd. (cor. of Rundle and Poplar) from "B" One-family Residential District to "J"



Parking District be tabled for further clarification.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that we recommend to the City Council that the petition by James E. VanVoorhis to rezone the S. 84.36 ft. of the E. 4 R. of the S. ½ of Lot 1, Blk. 4, Townsends Subd. (714-716 Birch Street) from "B" One-family Residential District to "F" Commercial District be not granted. This would be spot zoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Nays—None.

It was moved by Commissioner Teel, supported by Commissioner Boucher, that we recommend to the City Council that the petition by Catherine R. Davis to rezone the S. 55 ft. of Lot 8, Blk. 73 (508 N. Pine Street) from "D" Apartment District to "E" Apartment-Shop District be not granted as this would be spot zoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that we recommend to the City Council that the petition by Mrs. Jens L. Stampski to rezone Lot 8, 9, and the N. 22 ft. of Lot 10, Weldons Add. (1700 blk. Park Avenue) from "B" One-family Residential District to "C" Two-family Residential District be not granted, because the area has sufficient two-family residence zoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that we recommend to the City Council that the petition by E. M. Refior and Earl and Irene Collier to rezone the S. 7½ R. of Lots 7, 8, and the S. 7½ R. of the E. 2/3 of Lot 6, Blk. 2, A. E. Cowles Subd. of Blk. 19, Townsends Subd. of that part of Sec. 20 lying N. of Grand River (1200 blk. Albert Street) from "B" One-family Residential District to "H" Light Industrial District be not granted because this would be spot zoning and would permit

industry to encroach on residential property.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that the petition to rezone Lots 7, 8, and 9, Blk. 2, Sparrow's Subd. of Lot 1, Blk. 14, Townsends Subd. of that part of Sec. 20 lying north of Grand River (1100 blk. Olds Avenue) from "D" Apartment District to "F" Commercial District be tabled and that the Director work out an alley program and obtain the necessary deeds for consideration at the next meeting.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that the petition to rezone Lots 6, 7, 8, 9, and 10, Blk. 2, Cowles Subd. of Lot 2, Blk. 14, Townsends Subd. of Sec. 20 (1200 blk. Olds Avenue) from "B" One-family District to "F" Commercial District be tabled and that the Director work out an alley program and obtain the necessary deeds for consideration at the next meeting.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Nays—None.

It was moved by Commissioner Manz, supported by Commissioner Munyon, that we recommend to the City Council that the petition by Patsy Verderes to rezone the W. 105 ft. of Lot 10, Blk. 15, Green Oak Add. (329 S. Eighth Street) from "C" Two-family Residential District to "D" Apartment District be granted, and that the balance of Lot 10 and Lots 6 and 8 of Blk. 15, Green Oak Add. also be rezoned from "C" Two-family Residential District to "D" Apartment District. This will act as a buffer between the remaining Two-family Residence District and the Light Industrial District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.

Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Boucher, that we recommend to the City Council that the petition by the Sun Oil Co. to rezone



Lot 7, Ass'srs Plat No. 1, (S.E. cor. N. Pennsylvania Avenue and Jerome Street) from "D-M" Multiple Dwelling District to "F" Commercial District be not granted, because it would be spot zoning, and there are no provisions for an alley.

Motion lost by the following vote:

Yeas—Boucher and Stebbins.—2.

Nays—Crego, Leadley, Manz, Mills, Munyon, and Teel.—6.

It was moved by Commissioner Crego, supported by Commissioner Teel, that we recommend to the City Council that the petition by the Sun Oil Co. to rezone Lot 7, Ass'srs. Plat No. 1, (S.E. cor. N. Pennsylvania Avenue and Jerome Street) from "D-M" Multiple Dwelling District to "F" Commercial District be granted. This will permit the rebuilding of a non-conforming building thereby improving the environment across the street from Eastern High School.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, Munyon, and Teel.—6.

Nays—Boucher and Stebbins.—2.

The following Committees for the coming year were appointed by the Chairman, Lucius D. Mills:

#### Public Lands and Buildings

Manz, Chairman; Leadley and Oswald.

#### Streets

Munyon, Chairman; Manz and Stebbins.

#### Traffic

Teel, Chairman; Boucher and Oswald.

#### Zoning

Stebbins, Chairman; Boucher, Leadley, Munyon and Teel.

It was moved by Commissioner Crego, supported by Commissioner Munyon, that the Committee appointments be approved.

Motion carried.

Commissioner Boucher, Chairman of the Budget Committee, reported on the proposed Budget for the year 1949-50. It was moved by Commissioner Teel, supported by Commissioner Crego, that the report of the Committee be adopted.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Teel.—7.

Nays—Stebbins.—1.

Meeting adjourned at 12:10 A. M.

Respectfully submitted,

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings April 7, 1949

April 7, 1949  
Planning Office  
City Hall Annex  
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

### ROLL CALL

Present—Comms. Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.

Aldermen Helms and Reed (Council Committee).

Absent—Comms. Boucher, Manz, and Teel—3.

Alderman Lucasse. (Council Committee).

The proceedings of March 3, 1949, were approved as printed.

It was moved by Comm. Munyon, supported by Comm. Crego, that we recommend to the City Council that the E. 100 ft. of Lot 1, and the E. 100 ft. of the N. 33 ft. of Lot 2, and the S.  $\frac{1}{2}$  of Lot 2, and the N.  $\frac{1}{2}$  of Lot 3, Blk. 41 (1000 Blk. N. Washington Ave.) be rezoned from "D" Apartment District to "E" Apartment-Shop District, and that the balance of the block remain in its present zoning classification until easements for an alley are offered.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Munyon, supported by Comm. Leadley, that we recommend to the City Council that the petition by Walter Toebe & Co. to rezone Lot 47, Fairhaven Subd., (W. Gier St. at the C. & O. R.R.) from "G" Business District to "H" Light Industrial District be granted,

since there will be no change in the use of the property.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that we recommend to the City Council that the petition by George E. Banghart to rezone property com. at the S.E. corner of Lot 32, Banghart Subd., thence N. 457.84 ft., to the S.E. corner of Lot 35, B. L. Bates Jackson Subd., thence E. 50 ft., thence S. 457.84 ft., thence W. 50 ft. to point of beginning (property between Banghart St. and S. end of Third St.) to "I" Heavy Industrial District be granted, except that the S. 50 ft. of this property be zoned "B" One-family Residential District.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Munyon, supported by Comm. Leadley, that we recommend to the City Council that the petition by Hazel Jones to rezone Lot 26, and that part of vacated Hall St. lying W. of the W. line of Lot 26, and E. of a line 50 ft. E. of the center line of Larch St., Assr's Plat No. 6 (W. side of Larch St. at Woodbury St.) from "C" Two-family Residential District to "F" Commercial District be granted, since this property lies directly across the street from Commercially zoned property and along U. S. 27.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, and Oswald—5.  
Nays—Stebbins—1.

It was moved by Comm. Munyon, supported by Comm. Leadley, that the petition by Motor Wheel to rezone the property in



the 1900 blk. between Larch St. and East St. from "C" Two-family Residential District to "F" Commercial District be referred to the Planning Director to contact Motor Wheel, and if possible, have the petition withdrawn.

Motion carried.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that we recommend to the City Council that the petition by Mrs. John M. Cook, to rezone Lot 4, Assr's Plat No. 37 (103 Fernhill Ct.) from "F" Commercial District to "B" One-family Residential District be granted.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Crego, that we recommend to the City Council that the petition by Mrs. Mary Cannarile to rezone Lot 17, Assr's Plat No. 29, Blk. 18 of the original plat of the City of Lansing (806 N. Cedar St.) from "C" Two-family Residential District to "F" Commercial District be not granted, and that she be granted a home occupation permit.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Munyon, supported by Comm. Crego, that we recommend to the City Council that the petition by J. B. Dean to rezone Lot 10, Blk. 1, Elmhurst Subd. (900 Blk. W. Mt. Hope Avenue) from "B" One-family Residential District to "C" Two-family Residential District be not granted because this would be spot zoning.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that the petition by E. M. Refior and Earl and Irene Collier to rezone property in the 1200 Blk. of Albert St. from "B" One-family Residential District to "H" Light Industrial District be referred to the Planning Director to contact the residents to get their reaction.

Motion carried.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that we recom-

mend to the City Council that the petition by Alonzo E. Hammond to rezone Lots 1 & 2, Blk. 7, Assr's Plat No. 28, (1600 Blk. S. Pennsylvania Ave.) from "B" One-family Residential District to "C" Two-family Residential District be not granted because this would be spot zoning.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that we return the letter from VanPeenen's and suggest that they go to the Board of Appeals and that we communicate with the Board of Appeals advising them that we have no objection to the granting of their request.

Motion carried.

It was moved by Comm. Leadley, supported by Comm. Munyon, that we recommend to the City Council that Lot 25, Bassett's Sub. be zoned to "A" One-family Residential District, having been Park property and unzoned.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Mills, that the Director contact the Park Department regarding the four (4) lots at the end of Harton St. between Fairview Ave. and Clemens Ave.

Motion carried.

It was moved by Comm. Leadley, supported by Comm. Munyon, that we recommend to the City Council that the S. 85 ft. of Lot 6, and the W. 11 ft. of S. 85 ft. of Lot 7, Blk. 2, Cowles Subd. of Lot 2, Blk. 14, Townsend's Subd. on Sec. 20 (1222 Olds Ave) owned by Van Walker, be rezoned from "B" One-family Residential District to "F" Commercial District.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Munyon, supported by Comm. Leadley, that we recommend to the City Council that the proposed plat of Devonshire Subd. No. 3, as submitted by Nels Michelson, be approved.

Adopted by the following vote:



Yeas—Crego, Leadley, Mills, Munyon,  
Oswald, and Stebbins—6.  
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Leadley, that we recommend to the City Council that a 20 ft. east-west alley, from Butler Blvd. to Logan St. be established in the block between Saginaw St. and Lapeer St. This alley is important to the businesses on Saginaw St. and the cost of same might be assessed against the benefited properties.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon,  
Oswald, and Stebbins—6.  
Nays—None.

The Planning Director, Victor G. Leyrer, gave a brief report of the annual meeting of the American Planning and Civic Association, held in Oklahoma City, Oklahoma.

It was agreed to hold a joint meeting with the Township Zoning Board, if possible, on April 21, 1949.

The meeting adjourned at 11:15 P.M.

Respectfully submitted,

VICTOR G. LEYRER,

Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings May 5, 1949

May 5, 1949

Planning Office,

City Hall Annex,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel.

Ald. Helms, Lucasse, and Reed (Council Committee).

Absent—Com. Manz.

The proceedings of April 7, 1949, were approved as printed.

It was moved by Com. Stebbins, supported by Com. Crego, that we recommend to the City Council that the petition by Yaple E. Smith to rezone Lot 73, Rivercrest Sub. (1901 Olds Ave.) from "B" One-family Residential District to "D-M" Multiple Dwelling District be not granted, because this would be spot zoning.

Adopted by the following vote:

Yeas—Crego, Mills, Munyon, Oswald, and Stebbins—5.

Nays—Leadley—1.

It was moved by Com. Munyon, supported by Com. Crego, that we recommend to the City Council that the E. 116 ft. of the property described at commencing at a point 247½ ft. east and 49½ ft. south of the N.E. corner of Lot 29, Riley's Sub. then running south 74¼ ft., thence west 132 ft., thence north 74¼ ft., thence east 132 ft. to a point of beginning on Sec. 28, (2124 S. Cedar St.) be rezoned from "B" One-family Residential District to "F" Commercial District. The west 16 ft. of this property has been deeded to the City

for off-street parking purposes. This is another step in the over-all development of this block.

Adopted by the following vote:

Yeas—Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—6.

Nays—None.

Mr. Boucher arrived.

It was moved by Com. Stebbins, supported by Com. Munyon, that we recommend to the City Council that the petition by Morris Sirhal to rezone the property described as commencing at N.W. corner of Crestmont Sub., thence W. 90 ft., S. to N. line Woodrow Park Sub., E. 90 ft., N. 166.7 ft. to beginning on Sec. 28 (500 blk. E. Mt. Hope Ave.) from "C" Two-family Residential District to "F" Commercial District be not granted, because the area is well served commercially.

Adopted by the following vote:

Yeas—Boucher, Crego,\* Leadley, Mills, Munyon, Oswald, and Stebbins—7.

Nays—None.

It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council that the petition by Ivan Chase to rezone Lots 15 & 16, Zila A. Downer's Sub., (808 N. Fairview Ave.) from "B" One-family Residential District to "C" Two-family Residential District be not granted, because this would be spot zoning in a good one family residential area.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—7.

Nays—None.

It was moved by Com. Stebbins, supported by Com. Oswald, that we recommend to the City Council that the petition by Howard Fletcher to rezone Lot 34, Frank L.



Dodge Sub. of parts of Lots 1 & 4 of Townsend's Sub., of parts of Sec. 4, 5, 8, & 9, (1614 N. Grand River Ave.) from "A" One-family Residential District to "C" Two-family Residential District be granted, and that Lots 30, 31, 32, 33, 35, 36, & 37, Frank L. Dodge Sub. of Lots 1 & 4 of Townsend's Sub. of parts of Sec. 4, 5, 8 & 9, also be rezoned from "A" One-family Residential District to "C" Two-family Residential District, because the property abutts Light Industrially and Commercially zoned property, is across from Heavy Industrially zoned property, and lies along highway U.S. 16.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—7.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Oswald, that we recommend to the City Council that the petition by Mrs. Clara J. Mullen to rezone Lot 38, Assessor's Plat No. 11 (Sunset Ave. at City Limits) from "A" One-family Residential District to "H" Light Industrial District be granted, and that Lots 39, 40, 41, 42, 43, and that part of Lot 44 now zoned "A" One-family Residential District, Assessor's Plat No. 11, also be rezoned from "A" One-family Residential District to "H" Light Industrial District, because the property abutts Heavy Industrially zoned property along a belt line railroad track, and is across from the City Sewage Disposal Plant as well as some Light Industrially zoned property.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, and Stebbins—7.  
Nays—None.

Mr. Teel arrived.

It was moved by Com. Stebbins, supported by Com. Leadley, that we recommend to the City Council that the petition by Earl W. Collier to rezone the W. 40 ft. of the E. 8 R. of Lot 2, Blk. 4, Claypool's Sub., (724 W. Ottawa St.) from "D-M" Multiple Dwelling District to "E" Apartment-Shop District be not granted, because this would be spot zoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

It was moved by Com. Crego, supported by Com. Leadley, that we recommend to the City Council that the petition by the Lansing Chamber of Commerce to rezone Lot 11, Blk. 15, Lansing Improvement Co's.

Add. (Holmes St. at C. & O. tracks) from "B" One-family Residential District to "H" Light Industrial District be granted, as the property is across the tracks from Commercially zoned property and across the street from Heavy Industrially zoned property.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

It was moved by Com. Teel, supported by Com. Boucher, that we recommend to the City Council that the petition by Roy G. Pulver and Hazel Pulver to rezone Lot 6 Blk. 3, Green Oak Add (117 S. Pennsylvania Ave.) from "D-M" Multiple Dwelling District to "F" Commercial District, be not granted, but that this property be rezoned to "D" Apartment District, this being agreeable with the petitioners.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

It was moved by Com. Teel, supported by Com. Oswald, that we recommend to the City Council that the petition by E. M. Refior and Earl and Irene Collier to rezone the S. 7½ R. of Lots 7 & 8, and the S. 7½ R. of the E. 2/3 of Lot 6, Blk. 2, A. E. Cowles Sub. of Blk. 19, Townsend's Sub. of that part of Sec. 20 lying N. of the Grand River (1200 blk. Albert St.) from "B" One-family Residential District to "H" Light Industrial District be not granted, because of neighborhood objection.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Nays—Crego—1.

The Director reported the receipt of a letter from Motor Wheel Corp. withdrawing their petition to rezone property in the 1900 Blk. between Larch St. and East St. from "C" Two-family Residential District to "F" Commercial District.

The Director also reported that he is returning the petition from the residents of Westlawn Sub. regarding Lots 5 & 6 of Westlawn Sub. to the City Clerk inasmuch as it does not require any action by the Commission.

It was moved by Com. Munyon, supported by Com. Oswald, that we recommend to the City Council that they accept the deed for Spike's Alley for street purposes.



Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,  
Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

The Director reported on the status of the four lots at the end of Harton Street between Fairview Ave. and Clemens Ave.

It was moved by Com. Teel, supported by Com. Munyon, that we recommend to the City Council that the property in the flood area be acquired by the Park Department as rapidly as it becomes available.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,  
Munyon, Oswald, Stebbins, and Teel—8.  
Nays—None.

Changes in the Zoning Ordinance regarding professional offices and two-family residences were discussed at some length. No action was taken.

It was moved by Com. Teel, supported by Com. Stebbins, that the revised preliminary drawings of the Master Plan of Downtown Alleys be tentatively approved, and that the Planning Engineer prepare detail drawings.

Motion carried.

The meeting adjourned at 10:30 P.M.

Respectfully submitted,

VICTOR G. LEYRER,

Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings June 2, 1949

June 2, 1949

Planning Office

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

### ROLL CALL

Present: Commissioners Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel. Aldermen Helms, Lucasse, and Reed (Council Committee).

Absent: Commissioner Oswald.

The Proceedings of May 5, 1949, were approved as printed.

It was moved by Commissioner Munyon, supported by Commissioner Manz, that we recommend to the City Council that the petition by Yapple E. Smith, Herbert E. Cooper, Mrs. Nettie Bott, and Josephine Duda to rezone Lots 73, 74, 75, 76, 77, and 88, Rivercrest Sub. (1900 blk. Olds Avenue) from "B" One-family Residential District to "D-M" Multiple Dwelling District be not granted because of insufficient lot area for parking, and because the property is in a One-family Residential area.

Adopted by the following vote:

Yeas—Boucher, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—7.  
Nays—None.

Mayor Crego arrived.

It was moved by Commissioner Manz, supported by Commissioner Stebbins, that we recommend to the City Council that the N. 46 ft. of the E. 66 ft. of Lot 8, Blk. 1, Green Oak Add., (1200 blk. E. Michigan Avenue) owned by Gust Mellis, be rezoned from "D-M" Multiple Dwelling District to "F-1" Commercial District pro-

vided the S. 20 ft. of the E. 66 ft. of Lot 8, Blk. 1, Green Oak Add. be deeded to the City for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.  
Nays—None.

It was moved by Commissioner Teel, supported by Commissioner Leadley, that the action taken October 7, 1948, on the N. 13 ft. of the W. 8 rods of Lot 7, Blk. 1, Green Oak Add. (1226 E. Michigan Avenue) be rescinded, and that we recommend to the City Council that the property remain in its present zoning classification until such time as there are plans for its development.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.  
Nays—None.

It was moved by Commissioner Teel, supported by Commissioner Munyon, that the petition by Lee J. Lyons to rezone Lots 3 and 4, Blk. 165 (700 blk. W. Main Street) from "C" Two-family Residential District to "F" Commercial District be referred back to the Zoning Committee for a report at the next meeting.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—7.  
Nays—Boucher.—1.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that we recommend to the City Council that the petition by Harold E. Glass and Dr. Clare C. Huggett to rezone the S. 92 ft. of the W. 1/3 of Lots 7 and 8, Blk. 31, and property commencing 55 ft. E. of the S.W. corner of Lot 7, thence N. 92 ft., thence E. 11 ft., thence N. 40 ft., thence E. 44 ft., thence S. 132 ft., thence W. 55 ft., to point of beginning of Lots 7 and 8, Blk. 31, (126 and 122 W. Grand River Avenue)



from "C" Two-family Residential District to "D" Apartment District be granted, and that the balance of Lots 7 and 8, Blk. 31, also be rezoned from "C" Two-family Residential District to "D" Apartment District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.  
Nays—None.

It was moved by Commissioner Manz, supported by Commissioner Teel, that we recommend to the City Council that the property owned by Friedland Iron and Metal Company at the E. end of Harris Street (com. at a point on the E. line of Lot 32, extended, Banghart Subd., 102.5 ft. N. of the N.E. cor. of said Lot 32, th. W. 130.0 ft., th. N. 55°-11' W. 74.44 ft. to a point 15.0 ft. S. of the centerline of Harris Street extended and 50.0 ft. E. of the E. line of Banghart Subd. No. 1, th. N. 0°-10' W. 30.0 ft., th. N. 55°-03' E. 74.25 ft., th. E. 130 ft., th. South 115.0 ft. to the point of beginning) be rezoned from "B" One-family Residential District to "F" Commercial District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.  
Nays—None.

It was moved by Commissioner Boucher, supported by Commissioner Teel, that we recommend to the City Council that the petition by Smith Floral Co. to rezone the property com. 206.25 ft. West of the N.W. corner of South Gardens No. 1, South parallel to the West line of South Gardens No. 1 1023 ft., West 206.25 ft., North parallel to West line of South Gardens No. 1 Subd., 1023 ft., East 206.25 ft. to point of beginning on Section 27 (1124 E. Mt. Hope Avenue) from "A" One-family Residential District to "F" Commercial District be not granted, because of neighborhood objection, traffic congestion, and no provision for an alley.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Stebbins, and Teel.—7.  
Nays—Munyon.—1.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that we recommend to the City Council that the property owned by Clara J. Mullen and G. B. Paine on Sunset Avenue (Lot 38 and the N. 200 ft. of Lot 39, Assr's Plat No. 11) be rezoned from "A" One-family

Residential District to "H" Light Industrial District, because the properties on the E. and W. sides of this property are zoned or used Industrially.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.  
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that we recommend to the City Council that the petition by Robert R. Zoeller to rezone the E. 94 ft. of Lot 7, James M. Turner's Sub. of the E. 1/4 of Blk. 56 (N.W. corner of Saginaw Street and Seymour Avenue) from "C" Two-family Residential District to "F" Commercial District be not granted because of neighborhood objection and spot zoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Stebbins, and Teel.—7.  
Nays—Manz.—1.

Changes in the Zoning Ordinance regarding Professional Offices and Two-family Residences were again discussed at some length.

No action was taken.

The letter and blueprint from Standard Realty regarding replat of Lots 16 to 45, incl., McPherson's Inverness Subd., was referred to the Streets Committee.

It was moved by Commissioner Teel, supported by Commissioner Boucher, that the Director be authorized to purchase a suitable camera to build up a library of slides.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Stebbins, and Teel.—8.  
Nays—None.

The Director reported on several items of interest to the Commission.

Meeting adjourned at 11:00 P.M.

Respectfully submitted,

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings July 7, 1949

July 7, 1949

Planning Office

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, and Teel.

Aldermen Helms, Lucasse, and Reed.  
(Council Committee).

Absent—None.

The proceedings of June 2, 1949, were approved as printed.

It was moved by Com. Munyon, supported by Com. Teel, that we recommend to the City Council that the petition by Schmidt Bros. to rezone the E. 15 ft. of Lot 75 and the entire of Lot 74, Fairfield Sub. (500 Blk. Riley St.) from "B" One-family Residential District to "J" Parking District be not granted, because of neighborhood objection.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.

It was moved by Com. Teel, supported by Com. Oswald, that we recommend to the City Council that the petition by the R. E. Olds Co. to rezone Lot 1, Blk. 116 (203 W. Allegan St.) from "D" Apartment District to "F" Commercial District be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Teel—7.  
Nays—Munyon, Stebbins—2.

It was moved by Com. Munyon, supported by Com. Teel, that we recommend to the City Council that the petition by Mrs. O. E. Deason to rezone the N. 45 ft. of Lot 1, Blk. 15, Green Oak Addition (300 S. Pennsylvania Ave.) from "C" Two-family Residential District to "D-M" Multiple Dwelling District be GRANTED, and that the balance of Lot 1, Lot 2, E.  $\frac{1}{2}$  of Lot 3, Lots 7, 9, & 11, Blk. 15; W.  $\frac{1}{2}$  of Lot 3, Lots 4, 5, 6, 8, & 10, Blk. 14; Lots 7, 9, & 11, Blk. 8; and Lots 6, 8, & 10, Blk. 9, all in Green Oak Addition (both sides, S. half of 200 Blk. and both sides of 300 Blk. S. Pennsylvania Ave.) also be rezoned from "C" Two-family Residential District to "D-M" Multiple Dwelling District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Crego, that we recommend to the City Council that Lot 293 and the N. 16 ft. of Lot 294, Capitol Heights Sub. (E. end of Oak St.) now unzoned, be zoned "B" One-family Residential District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.

It was moved by Com. Teel, supported by Com. Boucher, that we recommend to the City Council that the petition by Ralph G. and Grace S. Clement to rezone Lot 2 and Lot 1, except the E. 4 ft. thereof, Deeg's Sub. (2319 S. Cedar St.) from "B" One-family Residential District to "D" Apartment District be GRANTED, provided the E. 10 ft. of this property be deeded to the City for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.



It was moved by Com. Teel, supported by Com. Munyon, that we recommend to the City Council that the petition by the Lansing Drop Forge Co. and E. W. Collier to rezone the S. 7½ rods of Lots 7 & 8, and the S. 7½ rods of the E. 2/3 of Lot 6, Blk. 2, A. E. Cowles Sub. of Blk. 19, Townsend's Sub. of that part of Section 20 lying north of the Grand River (1200 Blk. Albert St.) from "B" One-family Residential District to "F" Commercial District be not granted, because of numerous and indignant neighborhood objections.

Adopted by the following vote:

Yeas—Boucher, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—8.  
Nays—Crego—1.

It was moved by Com. Munyon, supported by Com. Stebbins, that we recommend to the City Council that the petition by the Michigan Central Brokerage Co. to rezone Lots 35, 36, 37, 38, 39, & 40, Park Manor Heights (2300 Blk. N. High St.) from "B" One-family Residential District to "J" Parking District be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.

It was moved by Com. Teel, supported by Com. Munyon, that we recommend to the City Council that the petition by Dr. H. M. Smith to rezone the N. 72 ft. of Lot 4, B. L. Bates Jackson Sub. (N. East St. at the north city limits) from "J" Parking District to "D" Apartment District be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.

It was moved by Com. Leadley, supported by Com. Munyon, that we recommend to the City Council that the petition by the Smith Floral Co. to rezone property com. 256.25 ft. west of the N.W. corner of South Gardens #1, thence south parallel to the W. line of South Gardens #1 105 ft., thence west 65 ft., thence north parallel to the W. line of South Gardens #1, 105 ft., thence east 65 ft. to point of beginning on Sec. 27 (1124 E. Mt. Hope Ave.) from "A" One-family Residential District to "F" Commercial District be GRANTED, provided a strip of property com. 206.25 ft. west and 355.04 ft. south of the N.W. corner of South Gardens Sub. #1, thence S.W. to a point 352.5 ft. west and 400 ft. south of the N.W. corner of South Gardens #1, thence west 60 ft., thence south 50 ft., thence east 60 ft., thence N.E. to a point 50.98 ft. south of the point of beginning; thence north to the point of beginning on

Section 27, be deeded to the City for street purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald—7.  
Nays—Stebbins, Teel—2.

It was moved by Com. Munyon, supported by Com. Manz, that we recommend to the City Council that the tentative plans for a new plat of Lots 16 to 45, incl., McPherson's Inverness Sub., be approved.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Teel, that we recommend to the City Council that the alleys in that part of McPherson's Inverness Sub. comprising Lots 16 to 45, incl., be vacated, subject to an easement for the existing utilities; this recommendation to the City Council to be withheld until new plat for this area has been received.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Boucher, that the annual dues of the Commission members and staff to the Michigan Society of Municipal Planning Officials be paid.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, Stebbins, Teel—9.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Munyon, that the Director contact the property owners in the vicinity of Marion Ave. and Victor Ave., and also the Township Board of Zoning, regarding the extension of Marion Ave.

Motion carried.

Alderman Munyon was excused.

A communication from the American Society of Planning Officials office was read and discussed.

It was moved by Com. Stebbins, supported by Com. Teel, that we recommend



to the City Council that they arrange a meeting with the Township Board to discuss the possibilities of a merger between Lansing and the Township.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Teel, that we send a communication to the City Council concurring in the recommendation of the East Side Commercial Club and the East Side Improvement Association in regard to the removal of the Vocational School, and urge them to take the necessary action to cause the State to remove this School from the City of Lansing at the earliest possible moment.

Motion carried.

It was moved by Com. Manz, supported by Com. Crego, that Section 5 in the 1947 Zoning Ordinance for the City of Lansing be changed to read as follows:

#### Use Regulations

##### "C" Two-family District

In the "C" Two-family District no building or land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

- (1) Any use permitted in the "B" Residence District.
- (2) Two-family dwellings.

(3) Institutions of the usual educational or religious nature.

(4) One Doctor in a residence building.

(5) Accessory buildings, including one private garage or private stable when located not less than sixty (60) feet from the front lot line, or a private garage constructed as part of the main building or connected thereto by a covered breezeway. All such garages or subordinate structures shall be erected and maintained only as accessories to the dwelling situated on the same lot or grounds, and shall not involve the conduct of a business.

In any "C" Two-family District, no show, meeting, entertainment, exhibition, or religious service of any kind, shall be held under canvas or in the open air unless there is first filed with the Building Commissioner the written consent of the owners of sixty (60) percent of all residential property within a radius of four hundred (400) feet from the place of such meeting.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Teel—7.  
Nays—Stebbins—1.

Hearing date on the Master Plan of Alleys was discussed and action deferred to the next meeting.

Meeting adjourned at 11:30 P.M.

Respectfully submitted,

VICTOR G. LEYRER,  
Secretary.

## OFFICIAL PROCEEDINGS OF Lansing Traffic Commission OF THE CITY OF LANSING

### Proceedings of July 8, 1949

7:00 P.M.

103 City Hall Annex  
Lansing, Michigan

#### ROLL CALL

Members Present—Coms. Beck, Ecker, Hawkins and Warner—4.

Members Absent—Coms. Graham, Hardy and Parr—3.

Coms. Graham, Hardy and Parr were officially excused from the meeting.

The minutes of the previous meeting were approved as printed.

A group of residents on Camp Street appeared before the Commission stating their views on the present and proposed "No Parking" restrictions on that street. One group favored the removal of parking from both sides of Camp Street while the other group were in favor of the present restrictions remaining as is. The Commission recommended that this controversy be studied by the absent members of the Commission and that the matter lay on



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings August 4, 1949

August 4, 1949,  
Planning Office,  
City Hall Annex  
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Alderman Reed—1. (Council Committee).  
Absent—Coms. Stebbins and Teel—2.

Aldermen Helms and Lucasse—2. (Council Committee).

The minutes of the last meeting, July 7, 1949, were approved as printed.

It was moved by Com. Munyon, supported by Com. Boucher, that we recommend to the City Council that the petition by Addison Brooks to rezone Lot 2, Addmore Park Sub. (2339 S. Cedar St.) from "B" One-family Residential District to "D-M" Multiple Dwelling District be GRANTED, and that Lots 1 & 3, Addmore Park Sub., and Lots 21 & 22, Deeg's Sub. (the balance of the block) also be rezoned from "B" One-family Residential District to "D-M" Multiple Dwelling District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

It was moved by Com. Boucher, supported by Com. Munyon, that we recommend to the City Council that the petition by Phillip H. and Margaret D. Anderson to rezone Lot 41, Oldsdale Sub. (1422 Park Ave.) from "B" One-family Residential District to "C" Two-family Residential District be not granted, because this would be spot zoning and because of the objection of

the majority of the neighbors to the use of this property in direct violation of the Zoning Ordinance.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Boucher, that we recommend to the City Council that the petition by Ralston J. and Vivian A. Herzog to rezone the E. 45 ft. of the W. 105 ft. of Lot 8, Blk. 62, (323 W. Saginaw St.) from "C" Two-family Residential District to "D" Apartment District be GRANTED, and that the balance of Lot 8, Blk. 62, also be rezoned from "C" Two-family Residential District to "D" Apartment District. This will complete the "D" Apartment zoning in the entire 300 block of W. Saginaw St.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

It was moved by Com. Oswald, supported by Com. Munyon, that we recommend to the City Council that the petition by Leigh J. and Edna B. Lyons to rezone Lots 3 & 4, Blk. 165 (700 Blk. W. Main St.) from "C" Two-family Residential District to "T" Commercial District be not granted until provision is made for an alley.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

It was moved by Com. Boucher, supported by Com. Munyon, that we recommend to the City Council that the petition by H. S. Turner and L. B. Ayres to rezone Lots 5, 6, 7, 8, & 9, Blk. 3, Replat of Blocks 17, 21, 22, and Lots 35 to 72, Blk. 30, Elmhurst Sub. (corner of Rundle and Poplar) from "B" One-family Residential



District to "J" Parking District be not granted until there are plans for its development.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

It was moved by Com. Boucher, supported by Com. Munyon, that we recommend to the City Council that the petition by Oscar Bateman to rezone the N. 48 ft. of Lot 1, Blk. 8, Lansing Improvement Co's. Add. (600 S. Holmes St.) from "B" One-family Residential District to "C" Two-family Residential District be not granted, because this would be spot zoning.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Oswald, that we recommend to the City Council that the petition by Mufred D. and Jessie E. Briggs to rezone the N. 45 ft. of the W. 1/2 of Lot 12, Blk. 2, Bush, Butler, and Sparrow Add. (225 S. Butler St.) from "C" Two-family Residential District to "D" Apartment District be not granted, because of spot zoning and neighborhood objection.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Oswald, that we recommend to the City Council that the petition by Dr. E. J. Robson to rezone Lot 4, Blk. 93 (215 N. Walnut St.) from "D-M" Multiple Dwelling District to "F" Commercial District be not granted because it is in the

Capitol Development Area, and that we further recommend that the petition be referred to the City Attorney and the Board of Appeals.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Crego, that we rescind our action of July 7, 1949, regarding the property at 1124 E. Mt. Hope Ave., owned by Smith Floral Co.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, Munyon, and Oswald—6.  
Nays—Boucher—1.

It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council that the petition by the Smith Floral Co. to rezone Property com. 256.25 ft. west of the N.W. corner of South Gardens No. 1, thence south parallel to the west line of South Gardens No. 1 105 ft., thence west 65 ft., thence north parallel to the west line of South Gardens No. 1 105 ft., thence east 65 ft. to point of beginning on Sec. 27 (1124 E. Mt. Hope Ave.) from "A" One-family Residential District to "F" Commercial District be GRANTED, provided a strip of property com. at the S.W. corner of Lot 2, Devonshire Sub., thence S.W. to a point 40 ft. east of the S.E. corner of Lot 16, Assr's. Plat No. 44, on the north line of Riley St. extended, thence south 50 ft., thence N.E. to the N.W. corner of Lot 1, Devonshire Sub., thence north to point of beginning; be deeded to the City for street purposes.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, Munyon, and Oswald—6.  
Nays—Boucher—1.

It was moved by Com. Manz, supported by Com. Munyon, that we would favor recommending to the City Council the acceptance of a strip of property for the extension southward of Marion Ave. provided that it was graded and graveled by the donor.

Motion carried.

It was moved by Com. Munyon, supported by Com. Boucher, that the hearing date for the Master Plan of Alleys be set for September 15, 1949, at 7:30 P.M. in the City Council Chambers.

Motion carried.

A letter from the Department of Commerce, Civil Aeronautics Administration, was read and placed on file after a brief discussion.

It was moved by Com. Munyon, supported by Com. Oswald, that we recommend to the City Council that the City Attorney be instructed to draft an Ordinance regulating the height and construction of radio and television towers and antennae masts, and providing for safety enforcement.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Oswald—7.  
Nays—None.

Pertinent facts and figures regarding the annexation of the Everett District were read and discussed.

Meeting adjourned at 10:30 P.M.

Respectfully submitted,

VICTOR G. LEYER, Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings Sept. 1, 1949

September 1, 1949

Planning Office,

City Hall Annex,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.  
Aldermen Helms, Lucasse, and Reed—3.  
Absent—Coms. Crego, Manz, and Munyon—3.

The proceedings of August 4, 1949, were approved as printed.

It was moved by Com. Boucher, supported by Com. Oswald, that the petition for a Home Occupation Permit to allow a beauty shop at 621 Brook St. be not granted.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.  
Nays—None.

It was moved by Com. Boucher, supported by Com. Teel, that we again recommend to the City Council that the petition by Ralston J. and Vivian A. Herzog to rezone the E. 45 ft. of the W. 105 ft. of Lot 8, Blk. 62 (323 W. Saginaw St.) from "C" Two-family Residential District to "D" Apartment District be GRANTED, and that the balance of Lot 8, Blk. 62, also be rezoned from "C" Two-family Residential District to "D" Apartment District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, and Teel—5.  
Nays—Stebbins—1.

It was moved by Com. Stebbins, supported by Com. Teel, that the petition by Frank L. Finch to rezone Lot 3, Robinson Carrier Sub. (320 W. Willow St.) from "B" One-family Residential District to "D-M" Multiple Dwelling District be not granted, but that this property be rezoned from "B" One-family Residential District to "C" Two-family Residential District. This would be an extension of the "C" Two-family Residential District in this area.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.  
Nays—None.

It was moved by Comm. Teel, supported by Com. Boucher, that we recommend to the City Council that the petition by Mrs. Milton Hess to rezone Lot 15, Assessor's Plat No. 8 of the S.E.  $\frac{1}{4}$  of Sec. 17 (1225 W. Michigan Ave.) from "B" One-family Residential District to "C" Two-family Residential District be not granted, because this would be spot zoning in a purely One-family Residential area.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.  
Nays—None.

It was moved by Com. Teel, supported by Com. Boucher, that we rescind our action of June 2, 1949, regarding the N. 46 ft. of the E. 66 ft. of Lot 8, Blk. 1, Green Oak Add. (1200 Blk. E. Michigan Ave.) because it was an improper petition, not presented by the owner, and that the petition be returned without any action.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.  
Nays—None.

It was moved by Com. Teel, supported by Com. Oswald, that we recommend to the City Council that the petition by Edgar



D. Cheney to rezone the S. 53 2/3 ft. of the S. 2/3 of Lot 2, White's Sub. (N.W. corner Butler and Lapeer St.) from "C" Two-family Residential District to "D-M" Multiple Dwelling District be not granted because this would be spot zoning.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.

Nays—None.

It was moved by Com. Teel, supported by Com. Stebbins, that we rescind our action of January 6, 1949, regarding Lots 21, 22, 23, & 24, Blk. 3, Lansing Improvement Co's. Add. (800 Blk. Hickory St.)

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.

Nays—None.

It was moved by Com. Teel, supported by Com. Stebbins, that we recommend to the City Council that the petition by Morris Silverman and Harry Silverman to rezone Lot 24, Blk. 3, Lansing Improvement Co's. Add. (819 Hickory St.) from "C" Two-family Residential District to "H" Light Industrial District be not granted because of lack of interest of the petitioner in this rezoning at this time.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.

Nays—None.

It was moved by Com. Stebbins, supported by Com. Teel, that we recommend to the City Council that they request the City Attorney to draw up the necessary deeds for an alley at the rear of the 1100 and 1200 Blocks of Olds Ave. (Lots 7, 8, & 9, Blk. 2, Sparrow's Sub. of Lot 1, Blk. 14, Townsend's Sub., and Lots 6, 7, 8, 9, & 10, Blk. 2, Cowle's Sub. of Lot 2, Blk. 14, Townsend's Sub.)

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.

Nays—None.

It was moved by Com. Teel, supported by Com. Stebbins, that the petition for a Home Occupation Permit to allow baking pies to be sold at wholesale at 1333 Emerson St. be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel—6.

Nays—None.

It was moved by Com. Teel, supported by Com. Stebbins, that a communication be sent to the City Council urging them to give consideration to a more adequate provision for the broader enforcement of the Zoning Ordinance.

Motion carried.

After discussion of a suggested Ordinance for the acquisition of right of way for alleys, Chairman Mills appointed Coms. Teel and Stebbins as a special committee to whom was referred this suggested Ordinance.

It was moved by Com. Boucher, supported by Com. Stebbins, that a dinner meeting be arranged for the members of the Board of Appeals and the City Plan Commission.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Teel, that the possibility of a parkway on the north side of the Cedar River between Pennsylvania Ave. and Beech St. be investigated by the Director.

Motion carried.

The Director reported on several items of interest to the Commission.

The meeting adjourned at 10:30 P.M.

Respectfully submitted,

Victor G. Leyrer, Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings Oct. 6, 1949

Planning Office,  
City Hall Annex  
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Vice Chairman, Evans E. Boucher, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Ald. Helms and Lucasse—2.

Absent—Coms. Crego and Manz—2.  
Ald. Reed.

The Proceedings of September 1, 1949, were approved as printed.

It was moved by Com. Munyon, supported by Com. Teel, that we recommend to the City Council that the petition to rezone Lots 1 through 14, inclusive, Rayner's Add. and Lots 1 through 14, inclusive, Long-year's Add. (property on both sides of the 200 blk. of Horton St.) from "B" One-family Residential District to "C" Two-family Residential District be granted.

Adopted by the following vote:

Yeas—Coms. Boucher, Leadley, Munyon, Oswald, Stebbins, and Teel—6.  
Nays—None.

Chairman Mills arrived.

It was moved by Com. Stebbins, supported by Com. Teel, that the four petitions for rezoning property on both sides of the 300 blk. of W. Saginaw Street be tabled.

Adopted by the following vote:

Yeas—Coms. Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—6.

Nays—Com. Boucher—1.

It was moved by Com. Munyon, supported by Com. Oswald, that we recommend to the City Council that the petition to rezone Lots 7 through 12, Blk. 69, and Lots 1 through 12, Blk. 70 (both sides of the 500 blk. N. Capitol Ave., and the E. side of the

500 blk. of Seymour St.) from "D" Apartment District to "D-M" Multiple Dwelling District be granted.

Adopted by the following vote:

Yeas—Coms. Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Oswald, that we recommend to the City Council that the petition by Harold O. Probst to rezone Lot 48, Banghart Sub. (2700 blk. N. East St.) from "B" One-family Residential District to "F" Commercial District be granted at such time as the east 20 ft. of the lot is deeded to the City for alley purposes.

Adopted by the following vote:

Yeas—Coms. Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Nays—None.

It was moved by Com. Teel, supported by Com. Munyon, that we recommend to the City Council that the petition by John Clear to rezone the W. 8 R. of the N. 1/2 of Lot 7, and the W. 8 R. of Lots 8 & 9, all on Blk. 205 (925 S. Grand Ave.) from "D" Apartment District to "H" Light Industrial District be not granted, and that the Board of Appeals grant permission to erect the needed building.

Adopted by the following vote:

Yeas—Coms. Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Teel, that we rescind our action of September 1, 1949, regarding the Home Occupation Permit at 621 Brook Street, and that a Home Occupation Permit to allow a beauty shop at 621 Brook Street be granted.

Adopted by the following vote:

Yeas—Coms. Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Nays—None.



It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council that property described as commencing on the N.W. corner of Blk. 208, thence N'y., along W'y. line of Blk. 208 extended, 60 ft., thence S.E'y. to the S.E. corner of Blk. 208, thence N.W'y. along the N.E. line of Blk. 208 to point of beginning, be zoned "D" Apartment District in conformity with the adjacent property.

This property was formerly part of a street, and therefore unzoned.

Adopted by the following vote:

Yeas—Coms. Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Munyon, that the petition for a Home Occupation Permit to allow making ice spuds at 1225 Larned Street be tabled until the equipment used can be checked.

Motion carried. (6 yeas, 1 nay).

It was moved by Com. Stebbins, supported by Com. Teel, that the letter protesting a business at 1100 W. Shiawassee Street be referred to the Building Department.

Motion carried. (7 yeas, 0 Nays).

It was moved by Com. Stebbins, supported by Com. Teel, that we recommend to the City Council that the alley on the N. side of Michigan Ave. between Custer Ave. and Ferguson St. be increased in width to 20 ft., and that the alley be extended to Ferguson St., and that the cost be assessed against the benefited property owners.

Adopted by the following vote:

Yeas—Coms. Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Oswald, that we recommend to the City Council that consideration be given to the establishment of a 20 ft. alley on the S. side of W. Saginaw St. between Butler Blvd. and Logan St., and that the cost be assessed against the benefited property owners.

Adopted by the following vote:

Yeas—Coms. Boucher, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel—7.  
Nays—None.

It was moved by Com. Munyon, supported by Com. Stebbins, that the matter of a parkway along the Red Cedar River, between Pennsylvania Ave. and Beech St., be left to the Director to see what can be worked out.

Motion carried. (7 yeas, 0 nays).

It was moved by Com. Stebbins, supported by Com. Teel, that the alley in Blk. 68 as shown on the Master Plan of Alleys Map be approved.

Motion carried.

It was moved by Com. Teel, supported by Com. Stebbins, that the alleys in Blks. 67 & 97, as shown on the Master Plan of Alleys Map be approved.

Motion carried.

It was moved by Com. Teel, supported by Com. Stebbins, that the alley in Blk. 100, as shown on the Master Plan of Alleys Map be changed to a straight alley.

Motion carried.

Changes in the alleys in Blks. 111 & 114 of the Master Plan of Alleys were suggested.

It was moved by Com. Stebbins, supported by Com. Boucher, that east and west alleys behind the Washtenaw St. frontage and the Kalamazoo St. frontage be added, connecting Grand Ave. and the north-south alley on Blk. 129 as shown on the Master Plan of Alleys.

Motion carried.

It was moved by Com. Teel, supported by Com. Boucher, that the alleys in Blks. 134, 135, & 150, as shown on the Master Plan of Alleys Map, be approved.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Teel, that the alleys in Blks. 130, 136, & 149, as shown on the Master Plan of Alleys Map, be approved.

Motion carried.

It was moved by Com. Teel, supported by Com. Stebbins, that the alleys in Blk. 115, as shown on the Master Plan of Alleys Map, be approved.

Motion carried.

It was moved by Com. Teel, supported by Com. Boucher, that the alley in Blk. 110, as shown on the Master Plan of Alleys Map, be approved.

Motion carried.

It was moved by Com. Boucher, supported by Com. Stebbins, that a 20 ft. alley on the south side of the City property be added to connect with the alley shown on Blk. 101 of the Master Plan of Alleys Map.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Teel, that the alleys in Blks. 96 & 83, as shown on the Master Plan of Alleys Map, be approved.

Motion carried.

Meeting adjourned at 10:45 P.M.

Respectfully submitted,

VICTOR G. LEYER.

Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings Nov. 3, 1949

November 3, 1949

Planning Office

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Crego, Leadley, Manz, Mills, Oswald, Stebbins, Teel—8.  
Ald. Reed—1.  
Absent—Com. Munyon—1.  
Ald. Helms and Lucasse—2.

The proceedings of October 6, 1949, were approved as printed.

The Planning Director, Victor G. Leyrer, gave a report on the Annual Meeting of the Michigan Society of Municipal Planning Officials, held in Ann Arbor, Michigan.

The Planning Engineer, J. Martin Frissel, gave a report on the Annual Meeting of the American Society of Planning Officials, held in Cleveland, Ohio.

Com. Stebbins commented briefly on the Friday afternoon session of the Michigan Society of Municipal Planning Officials.

It was moved by Com. Teel, supported by Com. Manz, that the four petitions for rezoning property on both sides of the 300 blk. of W. Saginaw St. be tabled.

Motion carried.

It was moved by Com. Boucher, supported

by Com. Teel, that the petition to rezone property on the W. side of the 400, 500, 600 & 700 blocks S. Holmes St. from "B" One-family Residential District to "C" Two-family Residential District be tabled until such time as the Land Use Study Maps are completed so that we can better appraise the need for two-family use.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Teel, that we recommend to the City Council that the petition to rezone Lots 1, 2, 3, & 4, Robinson Carrier Sub. (property in the 300 blk. W. Willow St.) from "C" Two-family Residential District to "D-M" Multiple Dwelling District be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Stebbins, Teel—8.  
Nays—None.

It was moved by Com. Boucher, supported by Com. Crego, that we recommend to the City Council that Lot 41, Otto's Add. (1200 blk. Clark St.) be zoned "B" One-family Residential District. This property was Park property and therefore unzoned.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Stebbins, Teel—8.  
Nays—None.

It was moved by Com. Teel, supported by Com. Leadley, that the petition for a Home Occupation Permit at 1225 Larned St. for making ice-spuds be not granted, because it does not qualify as a Home Occupation.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Stebbins, Teel—8.  
Nays—None.



It was moved by Com. Stebbins, supported by Com. Leadley, that we recommend to the City Council that the petition by Don McCullagh to rezone the N. 46 ft. of the W. 8 R. of Lot 7, Blk. 1, Green Oak Add. (1200 Blk. E. Michigan Ave.) from "J" Parking District to "F-1" Commercial District be GRANTED, when a deed for the next 20 ft. south is received for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Stebbins, Teel—8.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Manz, that we recommend to the City Council that the petition by Don McCullagh to rezone the N. 46 ft. of the E. 4 R. of Lot 8, Blk. 1, Green Oak Add. (1200 Blk. E. Michigan Ave.) from "D-M" Multiple Dwelling District to "F-1" Commercial District be GRANTED, when a deed for the next 20 ft. south is received for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Stebbins, Teel—8.  
Nays—None.

It was moved by Com. Teel, supported by Com. Leadley, that we recommend to the City Council that the S. ½ of the W. 8 R. of Lot 8, Blk. 1, Green Oak Add. (E. side of 100 Blk. Jones St.) be acquired for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Stebbins, Teel—8.  
Nays—None.

It was moved by Com. Manz, supported by Com. Stebbins, that we recommend to the City Council that the Plat of Devonshire Sub. No. 4 as submitted by Nels Michelson be approved.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, Stebbins, Teel—8.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Teel, that further effort be made to secure a walkway along the Red Cedar River between Pennsylvania Ave. and Beech St.

Motion carried.

It was moved by Com. Boucher, supported by Com. Teel, that the alleys in Blk. 100 as amended on the Master Plan of Alleys, be approved.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Teel, that the east-west alley in Blk. 111, be widened to the south to the total width of 20 ft. and extended to Grand Ave.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Teel, that the alleys in Blk. 114 as amended on the Master Plan of Alleys, be approved.

Motion carried.

It was moved by Com. Teel, supported by Com. Stebbins, that the alleys in Blk. 129 as amended on the Master Plan of Alleys, be approved.

Motion carried.

It was moved by Com. Teel, supported by Com. Boucher, that the action regarding the change in the alley in Blk. 101 of the Master Plan of Alleys Map taken at the last meeting, be rescinded.

Motion carried.

It was moved by Com. Teel, supported by Com. Boucher, that the north-south alley as originally shown on Blk. 101 of the Master Plan of Alleys Map be extended through the Western Union property to Michigan Ave.

Motion carried.

It was moved by Com. Teel, supported by Com. Stebbins, that the City Plan Commission go on record as favoring annexation of both parcels of the Township which are to be voted on November 8, 1949.

Motion carried.

Meeting adjourned at 10:45 P.M.

Respectfully submitted,

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings Dec. 1, 1949

December 1, 1949

Planning Office

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Vice Chairman, Evans E. Boucher, at 7:30 P.M.

### ROLL CALL

Present—Coms. Boucher, Crego, Leadley, Munyon, and Stebbins—5.

Aldermen Helms, Lucasse, and Reed—3. (Council Committee).

Absent—Coms. Manz, Mills, Oswald, and Teel—4.

The proceedings of November 3, 1949, were approved as printed.

It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council that the petition to rezone Lot 8, Blk. 62 (W.  $\frac{1}{2}$  of the S. side of the 300 Blk. W. Saginaw St.) from "C" Two-family Residential District to "D-M" Multiple Dwelling District be not granted.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Munyon, and Stebbins—5.

Nays—None.

It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council that the petition to rezone the E. 105 ft. of Lot 8, Blk. 62 (S. side of the 300 Blk. W. Saginaw St.) from "C" Two-family Residential District to "D" Apartment District be not granted.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Munyon, and Stebbins—5.

Nays—None.

It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council that the petition to rezone Lot 1, Blk. 62 (E.  $\frac{1}{2}$  of the S. side of the 300 Blk. W. Saginaw St.) from "D" Apartment District to "D-M" Multiple Dwelling District be not granted.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Munyon, and Stebbins—5.

Nays—None.

It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council that the petition to rezone Lot 6, Blk. 56, and Lots 6, 7, 8, & 9, James Turner's Sub. (N. side of the 300 Blk. W. Saginaw St.) from "C" Two-family Residential District to "D-M" Multiple Dwelling District be not granted.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Munyon, and Stebbins—5.

Nays—None.

It was moved by Com. Stebbins, supported by Com. Munyon, that we recommend to the City Council that the petition to rezone Lots 7, 8, & 9, Blk. 1, Sparrow's Sub., and Lot 10, Blk. 1, Cowles Sub. (N. side of the 1100 Blk. William St.) from "B" One-family Residential District to "C" Two-family Residential District be GRANTED, and that Lots 6, 7, 8 & 9, Blk. 1, Cowles Sub., also be rezoned from "B" One-family Residential District to "C" Two-family Residential District. This will permit Two-family Residential development on the North side of William St. from Logan St. to Birch St.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Munyon, and Stebbins—5.

Nays—None.

It was moved by Com. Munyon, supported by Com. Stebbins, that we recommend to the City Council that the petition by Don-



ald R. Ruthruff to rezone property com. at a point 50 ft. south, and 20 ft. east of the N.W. corner of the east  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of Sec. 29, T4N, R2W, City of Lansing, Ingham County, Michigan; thence east along Mt. Hope Ave. 301.25 ft., thence south 144 ft., thence west 301.25 ft., thence north 144 ft. to point of beginning (1800 Blk. W. Mt. Hope Ave.) from "A" One-family Residential District to "D-M" Multiple Dwelling District be GRANTED, provided that a strip 17 ft. wide along the north line of the property owned by the petitioner, on the east  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of Sec. 29 be deeded to the City for street purposes; and provided a strip 20 ft. wide along the west line of the east  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of Sec. 29, from the above mentioned 17 ft. strip S. 144 ft., be deeded to the City for alley purposes; and provided that a strip com. 50 ft. south and 321.25 ft. east of the N.W. corner of the east  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of Sec. 29, thence S. 144 ft., thence east 66 ft., thence north 144 ft., thence west 66 ft. to point of beginning, be deeded to the City for the future extension of Boston Blvd., and recommend further that the City Council accept the deeds to the above described property.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Munyon, and Stebbins—5.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Munyon, that the alley in Blk. 101, as amended on the Master Plan of Alleys, be approved.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Munyon, that we request the City Attorney to determine whether or not the alley in Blk. 111 was legally closed by the

Vandervoort Hardware Company.

Motion carried.

It was moved by Com. Stebbins, supported by Com. Munyon, that we approve the alley in Blk. 111 as amended on the Master Plan of Alleys, provided the east leg of the north-south alley be changed to 20 ft. in width.

Motion lost.

The Planning Director reported that no definite results had as yet been obtained in regard to the Pennsylvania Ave. to Beech St. walkway.

It was moved by Com. Munyon, supported by Com. Leadley, that we recommend to the City Council that the Plan of Proposed Plat of McPherson's Heatherwood No. 7, City of Lansing, be approved.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Munyon, and Stebbins—5.  
Nays—None.

It was moved by Com. Stebbins, supported by Com. Munyon, that we tentatively approve the Penn-Way Plat Plan provided that a 60 ft. street be deeded at the north end of the Plat.

Motion carried.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

VICTOR G. LEYRER,  
Secretary.